

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 2nd May 2025 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)
Cllr Gareth DeBoos (Vice Chairman)
Cllr Luke Dadford
Cllr Mary DeBoos
Cllr Rae Frederick
Cllr Peter Kelleher
Cllr Glenys Turner

IN ATTENDANCE: Mrs Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager

ABSENT: Cllr Janet Georgiou
Cllr James Swyer

P/6431 PUBLIC PARTICIPATION

There were two members of the public present for an agenda items.

P/6432 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Georgiou and Swyer.

P/6433 DECLARATIONS OF INTEREST

Although it was not a declarable pecuniary interest, Cllr Dadford made the Committee aware of a personal connection in relation to planning application 24/01362Full and would not take part in discussion of the application.

P/6434 MINUTES OF PREVIOUS MEETING

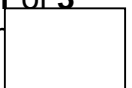
RESOLVED: That the minutes of the meeting held on 4th April 2025, having been circulated, be approved and signed as a correct record.

P/6435 PLANNING APPLICATIONS

RESOLVED: That the observations summarised in *Annex A* be submitted and the decisions under delegated powers be noted.

ACTION Nicola Vodden

P/6436 STRATEGIC SITES



Land off Crow Lane / Crow Arch Lane (Beaumont Park) – There was no update.

Land north of Hightown Road (21/10042) – There was no update.

Land north of Hightown Road (21/10042) – NFDC were consulting on new documents submitted. The application was considered earlier in the meeting (*P/6435 refers*) and the Council's response was agreed for submission.

Land off Moortown Lane (21/11723 and 23/10707) – There was no update.

Market Place and Meeting House Lane (23/11255) – There was no update.

Snails Lane (25/10114) – Responses to the application had been received from the Environment Agency, HCC Lead Local Flood Authority and Natural England who all require further information.

RESOLVED: That the update on Strategic Sites be noted.

P/6437

REVIEW OF BUS SHELTERS

Members considered the Deputy Town Clerk's report (*Annex B*) and the two recommendations therein. Thanks were extended to the Grounds team for their help in maintaining and cleaning the bus shelters. The County Councillor has been asked to support the Council's pursuit of funding from HCC for bus shelters.

RECOMMENDED TO POLICY AND FINANCE COMMITTEE:

That the asbestos survey of the roofs of the four brick bus shelters be carried out, as well as the repairs to the shelter in Southampton Road, at a total cost of £1,081, and that this be funded from CIL funds held by the Town Council.

RESOLVED: That other work on the action plan continue, including seeking sponsorship for repair of the taxi shelter, but that a decision on whether to proceed with replacement of shelters in Gorley Road and North Poulner Road be deferred until the results of the asbestos survey and the likelihood of obtaining funds from HCC are known.

ACTION Jo Hurd

P/6438

PROJECTS (current and proposed)

RESOLVED: That the update in relation to projects (*Annex C*) be noted.

P/6439

NFDC/NFNPA PLANNING COMMITTEE

It was noted that NFDC's Planning Committee will next meet on 14th May 2025 and Members would be notified of any Ringwood applications to be considered when the agenda is issued.

RESOLVED: That the date of the next meeting be noted.

There being no further business, the Chairman closed the meeting at 11:14pm.

RECEIVED
28th May 2025

APPROVED
6th June 2025

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.

Annex A to Planning, Town Environment Committee Minutes 2nd May 2025
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
21/10042	Land North Of, Hightown Road, Hightown, Ringwood. BH24 3DY	Outline planning application for up to 400 dwellings and 3 hectares of employment (Class E c and g and B2), access, open space, landscaping, alternative natural recreational greenspace (ANRG) and drainage attenuation (Outline Application with details only of Access)	Refusal (4)	Refer to full response submitted 2nd May 2025.
24/11044	33 High Street, Ringwood, BH24 1AD	Partial reconstruction of the rear elevation (part retrospective); replace existing fenestration; reinstate tile hanging, repairs to the front fenestration and bay; new timber fascia.	Permission (1)	
25/10324	9, New Road, Ringwood. BH24 3AU	Roof alterations to remove front Clipped Gable (Jerkinhead Gable) and alteration of front window at first floor level.	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
25/10391	27 Woodford Close, Ringwood. BH24 1UT	Demolition of existing garage and carport. Construction of single storey side flat roof extension, consisting of utility room and store room.	Permission (1)	
25/10392	33, Hurst Road, Ringwood. BH24 1AX	Replacement of existing conservatory with single- storey flat roof extension; rear dormer window to facilitate creation of second floor	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

21/10042 – Land North of Hightown Road – Re-consultation**Observation from Ringwood Town Council – 2 May 2025****Recommendation: Refusal (4)**

The Town Council has considered the amended application and maintains its objection. In further support of the same, please find attached two more detailed documents relating to the Ringwood Neighbourhood Plan and the Viability Assessment regarding the proposed reduction in the number of affordable dwellings (which we strongly oppose).

Ringwood now has a fully made Neighbourhood Plan and we would like to remind members that the Ringwood Neighbourhood Plan and its policies are now an integral part of the NFDC Development Plan. Further, its policies are based on more up-to-date evidence than the Local Plan Part 1 policies. We reiterate that since it was voted for in a referendum on the same day as a general election it has the greatest democratic mandate of any of the policies in the Development Plan. As such it has full weight and should be fully taken into account in regard to any application in the parish of Ringwood.

We continue to be concerned about the environmental changes that have led to increased flooding on the site, which appears not to have been addressed. Our recent response to the applicant's Technical Report dealing with Flood Risk Matters is attached again for reference. It is noted that the Environment Agency's response to the current Snails Lane planning application (25/10114) refers to the data being 5 years old and recommends the applicant updates the hydrology and modelling. The data for this site is 8 years old, supporting our request for new data to be collected and full re-modelling.

Our previous objection, made on 4 October 2024, is not superseded and we continue to have concerns about the alteration of flood mitigation measures (including the deletion of all features on the north western boundary) on the amended plans submitted at that time.

We add that we are disappointed that the applicant, its agents and officers have not engaged with the Town Council to discuss our many concerns and reserve the right to make further observations once we have the officer's report for the committee meeting.

Comments on Review of Ringwood Made Neighbourhood Plan

A

With reference to the additional document from Lucid Planning (Review of Ringwood Made Neighbourhood Plan, March 2025) now available for planning application 21/10042 regarding NFDC Development Plan Policies R1, R5, R6, R8, R9, R10 and R11.

Policy Status

There has been a material change since outline permission was granted. Ringwood now has a fully made Neighbourhood Plan and we would like to remind members that the Ringwood Neighbourhood Plan and its policies are now an integral part of the NFDC Development Plan. Further, its policies are based on more up-to-date evidence than the Local Plan Part 1 policies. Finally, we reiterate that since it was voted for in a referendum on the same day as a general election it has the greatest democratic mandate of any of the policies in the Development Plan. As such it has full weight and should be fully taken into account in regard to any application in the parish of Ringwood.

This has a bearing on the document from Lucid Planning. In summary, they are claiming that either they comply or that the policies are not relevant, or they may do something about them later!!

Development Plan Policies R5, R8 and R10

Of particular importance for the application at this stage are:

- The claim that HOU1 takes precedent over R5, which we know is clearly wrong as was pointed out by Dr Chris Treleaven in his presentation to NFDC PC on 21/11/23. R5 calls for the number of small dwellings to be greater than 50% of the total. From the information provided in Supplementary Financial Viability Assessment (FVA), April 2025, they are proposing 45% 1 and 2 bed dwellings (50/200 private and 130/200 affordable – as on page 4). Not only is this not 50% it is only 25% of the open market housing and hence does not address the need in Ringwood where, quote, “the aim of this policy is therefore to diversify the local housing stock to prioritise two broad local housing markets - single people and young families new to the housing market and retirees whose opportunity to downsize may be limited - and hence the need to satisfy the increased demand for both smaller and lower cost dwellings to generally improve choice.”
- R8 requires a Building for a Healthy Life Assessment. Lucid claim this has been superseded, but it hasn't been in relation to Development Plan policies, so there is still a compliance need. We are concerned that making it part of reserved matters would give Ringwood Town Council no opportunity to comment which is not within the spirit of having Ringwood specific policies in our view.
- The comments on R10 are not unexpected given that Taylor-Wimpey objected to this policy as part of the statutory consultation, however the Examiner agreed with Ringwood Town Council and hence it must now be taken into account. From the information in the FVA document, it appears that Taylor-Wimpey are planning to build house types that have been built elsewhere and so they will already have the space heating demand figures and for any new designs, they will undoubtedly have predicted figures. We are dismayed that Lucid is quoting the Taylor-Wimpey 2035 targets, this shows a complete lack of understanding of the policy, rather than agreeing to provide existing space heating demand figures.

Summary

For these reasons Ringwood Town Council does not believe that the Lucid document is an acceptable response to the recently adopted NFDC Development Plan policies relating to the Ringwood Neighbourhood Plan. We trust and expect the Planning Officer to agree with us. Further, we would ask that, until the applicant engages properly with these policies, any amendments to this application are not granted.

Comments on Supplemental Financial Viability Assessment

With reference to the additional document from Chesters Harcourt (Consideration of Supplemental Financial Viability Assessment, April 2025) now available for planning application 21/10042.

Summary

Ringwood Town Council are not experts on viability assessments however, we believe there are some fundamental issues with this document. The assessment results in a significantly reduced proportion of Affordable Housing based on 2 key points:

1. That the growth in house prices is not as expected by the applicant, however this appears to be in relation to larger properties and hence we question whether the applicant has considered an R5 policy compliant housing mix which might mitigate this?
2. The Land value, changing from about £5M to about £13M and resultant increase in interest payments. But it is important to point to Government guidance on viability*. It states: *"Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan."*

We request a corrected version of the document is uploaded on to the portal along with the previous viability assessment from December 2023.

More detailed observations are included in the Appendix below.

For the above reasons we urge officers to work with the applicant to address these points as well as our more detailed observations. Until these matters have been addressed, we do not believe that the applicant's desire to reduce the amount of affordable housing should be accepted.

Appendix

General observations

The document on the portal contains numerous ‘typos’ not corrected by the author, their management at Chesters Harcourt or Taylor-Wimpey. The second sentence in 3.2.1 makes no sense. The redacted data make it difficult to interrogate the credibility of much of the input in the spreadsheets. Some pages are not legible. The phosphate mitigation references the Britford scheme. However, this scheme was viewed by NFDC in their ‘Nutrient Neutrality Briefing Note’ from December 2024 as, quote, *“it is looking increasingly unlikely that the scheme will come forward”*. These inaccuracies should not be acceptable to NFDC and Officers should insist on a corrected, legible document being provided for portal upload.

Private Residential Values

The author states in section 3.4.1 that *“values have clearly adjusted since the last assessment”*. Report Appendix 4 contains a ‘House Price Report for Ringwood – December 2023 to December 2024’. The graph shows changes dependant on the type of property ranging from -19% for ‘Detached’ to +46% for ‘Flat’. Is this ‘clearly adjusted’? If so, in what way? One could be forgiven for suggesting that Taylor-Wimpey would do well to be compliant with RNP Policy R5, smaller housing, as this would appear to be where the price growth is and that would be in line with the local knowledge of the Town Council. The small print below the graph states *“Due to the small amount of data available for this graph it may appear to be erratic”*. The implication is that the trends are not statistically significant, despite being smoothed as *“3-month rolling averages”*. It goes on to state *“To gain a better picture of the Selling Prices in this area please see House Prices Report in Hampshire”*. However, that data are not in the report. The author does mention Rightmove and the Land Registry and references Appendix 5. However, Appendix 5 does not show data supporting a statistically significant local trend. The document reflects an opinion of the author, albeit a professional opinion. He goes on to state *“this demonstrates a significant fall in values overall and particularly in the larger family unit types”*. If he is right, this again points to Taylor-Wimpey changing the housing mix to something R5 compliant to maintain viability.

Tables 9 and 10

Detailed analysis is limited to Table 9 and Table 10, the summary ‘spreadsheets’.

Table 9 is repeated in Appendix 6 along with more detailed information in a barely legible spreadsheet and page 35 is not legible at all, which means the comments herein are regarding Table 9, not the supporting documentation.

Appendix A below shows the numbers in Table 9 transferred into a spreadsheet, which was done in order to more easily interrogate them. The **green script** is cross checking for errors. The **orange script** tends to be questions. The **red script** relates to important points. For Table 9, the crucial thing is that the profit line is 15.96%, so within the 15-20% Government guidance envelope and suggests no change is required.

Table 10 looks at the situation where the Affordable Housing (AF) provision is reduced to 28% from the policy compliant 50%. The spreadsheet version is shown in Appendix B with comments in red. Many of the input numbers have changed and it is not clear why. The most remarkable is the Land value, changing from about £5M to about £13M. In section 3.10, the author states *“Our opinion of the Bench Mark Land Value (BLV) remains at a sum we believe reflects the level upon which a landowner is prepared to sell at this location”*. It doesn’t say ‘our opinion is that the BLV has more than doubled’. The impact of the changes hits the profit. Even at 28% AF, it’s less than £18M.

Appendix C shows the figures used in Table 9 and the AF provision of Table 10, so that there is a more equal comparison between 50% and 28% AF. This shows that with the inputs of Table 9 and the changes related to 28% AF, the profit rises to over 25%. This is outside of the Government guidance 15-20% envelope.

Alternatively, the BLV may be wrong in Table 9, but this is not stated by the author. If the 'Land' figure is changed from £4.9M to £13.0M, then the profit drops to 12.5%, outside the Government Guidance envelope. With the increase in interest, the profit drops even lower. But it is important to point to Government guidance on viability*. It states: *"Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan."* The Town Council trusts that Officers will agree with our analysis.

Summary

Ringwood Town Council suggests that this viability appraisal is aimed at justifying the changes that occur between Table 9 and Table 10, which appear to be instigated by Taylor-Wimpey. It would be helpful if the earlier viability assessment (from 18th December 2023) is put on the portal, along with a version of this assessment with the errors corrected. We trust that Officers will facilitate. If these actions are taken, the Town Council will be able to provide a more comprehensive response regarding viability.

*www.gov.uk/guidance/viability#:~:text=Viability%20assessment%20is%20a%20process%20of%20assessing,more%20than%20the%20cost%20of%20developing%20it.&text=To%20define%20land%20value%20for%20any%20viability,land%2C%20plus%20a%20premium%20for%20the%20landowner

Chesters Harcourt, April 2025								
Table 9 Summary - December 2024								
50% Affordable			Units	saleable sqft	average sqft	average sqm	£/sqft	Total (£)
GDV		Market	200	210173	1051		449	94440000
		First Homes	0					
		Affordable	200	175054	875		217	38029620
		Commercial						3353000
		Total	400	385227			GDV	135822620
		Check	400	385227	1926			135822620
Sales % GDV	2.18	Marketing, sales & legal fees, post sale support						2957765
							Check	2960933
				GIA sqft		£		
Standard Build		BCIS Lwr Quartile		392195		58889081		
incl 10% Externals &		Garages		13563		628628		
3% contingency		Total GIA		405757	Erate/sqft GIA	146.68		59517709
								73347146
Fees	4%				re standard build			2380708
							Check	2380708
Abnormals		on plot (£)		4268912				
		S106/CIL (£)		8598438				
		Abnormals (£)		28830631				
							Total	41697981
							Check	41697981
Interest		Build & Land		6.00	%			2412451
							Check	2501879
Profit		Blended		15.96	% of total GDV			21672727
							Check	21677290
							Total so far	68163867
Acquisition Costs				5.25	%			258548
								4924731
Land								4924730
								1

Chesters Harcourt, April 2025									
Table 10 Summary - December 2024									
28% Affordable		Units	saleable sqft	average sqft	average sqm	£/sqft	Total (£)	Running Total (£)	
GDV	Market	288	286115	1051		445	127350000		Changed the £/sqft from £449 to £445 - why?
		Check	302649						Housing mix must have changed (apples v. pears)
	First Homes	0							Looks like just moved some AF to Market
	Affordable	112	99112	875		241	23877480		Changed from £217 to £241 - why?
		Check	98030						
	Commercial						3353000		
	Total	400	385227			GDV	154580480	154580480	
		Check	400	385227	1926		154580480		
Sales % GDV	2.43	Marketing, sales & legal fees, post sale support incl fee for affordable contract					3756649	150823831	Something new, so increase from 2.18% to 2.43% - why?
						Check	3756306		
			GIA sqft		£				
Standard Build	BCIS Lwr Quartile		392195		58889081				
Incl 10% Externals & 3% contingency	Garages		13563		628628				
	Total GIA		405757	Erate/sqft GIA	146.68		59517709	91306122	
Fees	4%			re standard build			2380708	88925414	
						Check	2380708		
Abnormals	on plot (£)		4268912						
	S106/CIL (£)		9450675						Change from £8,598,438 to £9,450,675 - why?
	Abnormals (£)		28830631						
						Total	42550218	46375196	
						Check	42550218		
Interest	Build & Land		6.00	%			5300170	41075026	Change from £2,412,451 to £5,300,170 - why?
						Check	2553013		
Profit	Blended		17.73	% of total GDV			27405599	13669427	
						Check	27407119		
						Total so far	77636695		
Acquisition Costs			5.25	%			681848	12987579	Gone up from £258,548 to £681,848 - why? Because land cost has gone up?
Land							12987579	0	Gone up from £4,924,730 to £12,987,579 - why?

Different way to look at the 28% Affordable spreadsheet, using the numbers used for 50% Affordable									
28% Affordable		Units	saleable sqft	average sqft	average sqm	£/sqft	Total (£)	Running Total (£)	
GDV	Market	288	286115	1051		449	128465635		Changed back to £449
		Check	302649						
	First Homes	0							
	Affordable	112	99112	875		217	21507304		Changed back to £217
		Check	98030						
	Commercial						3353000		
	Total	400	385227			GDV	153325939	153325939	
	Check	400	385227	1926			153325939		
Sales % GDV	2.18	Marketing, sales & legal fees, post sale support					3342505	149983434	Excluding fee
						Check	3342505		
			GIA sqft		£				
Standard Build	BCIS Lwr Quartile		392195		58889081				
incl 10% Externals &	Garages		13563		628628				
3% contingency		Total GIA	405757	£rate/sqft GIA	146.68		59517709	90465725	
Fees	4%			re standard build			2380708	88085017	
						Check	2380708		
Abnormals		on plot (£)	4268912						
		S106/CIL (£)	8598438						Change back to £8,598,438
		Abnormals (£)	28830631						
						Total	41697981	46387036	
						Check	41697981		
Interest	Build & Land		6.00	%			2412451	43974585	Change back to £2,412,451
						Check	2501879		
Profit	Blended		25.30	% of total GDV			38791307	5183278	Profit increases to over 25%
						Check	38791307		
						Total so far	85282447		
Acquisition Costs			5.25	%			258548	4924730	Change back to £258,548
Land							4924730	0	Change back to £4,924,730

Ringwood Town Council Response to PFA Technical Note – Lynes Farm Flood Mitigation – 7 April 2025

Planning Application 21/10042 – Strategic Site 14 – Land North of Hightown Road

The PFA Technical Note (Aug 2024), responding to Cllr Janet Georgiou's report "Flood Mitigation Measures for the Lynes Farm Development" (7 May 2024), does not address the core issue raised: **the flood modelling is based on outdated and incomplete data.**

To clarify:

- The councillor's report does not question the modelling methods or the application of Sequential or Exception tests.
- It also does not suggest wrongdoing by the developer or the Environment Agency.
- The report does highlight that the baseline data (particularly groundwater levels from 2017) are now out of date and should be updated before development proceeds.

The Environment Agency acknowledged in a 2022 email that the data was only "just within the time frame." It is now March 2025—more than seven years since the data were collected, and 30 months since that warning. No rain gauges are installed on-site, and the surface water modelling is based on comparable sites elsewhere in the UK.

HCC Flood Lead's documents state that data should be re-taken at 5 to 6 year intervals to make sure that the most up-to-date data informs any flood mitigation calculations before any application for development is approved.

Since 2017:

- Multiple localised flooding events have occurred, including around the Elm Tree pub in November 2023, which have not been factored into any updated modelling.
- New springs have emerged within and around the site since 2020, also unaccounted for in existing assessments.
- These are all documented in the councillor's report but not acknowledged in the PFA Technical Note.

Moreover, the RPS report for Taylor Wimpey (Feb 2019), on which much of the modelling relies, undertook no groundwater sampling, and does not clarify which data were used, presumably the same 2017 dataset.

The PFA's continued reliance on a 2019 model and a 2023 addendum does not address the new conditions on the ground, nor the risk posed to properties at or below site level. A SUDs pool was also removed from the latest site plan, worsening potential off-site impacts.

Our Requests

Given the evidence and new circumstances presented, we respectfully but firmly ask that:

1. New groundwater and surface water data are collected on-site immediately.
2. A full re-modelling of the Flood Risk Assessment be undertaken using the updated data.
3. The Environment Agency and NFDC review and reconsider their position in light of post-2017 flood events and changes to the landscape.
4. Mitigation measures be reviewed to ensure neighbouring properties are not adversely affected by site development.

As the Environment Agency itself has stated, modelling is a "best estimate" based on available data. **A dataset now more than seven years old cannot provide a reliable or responsible foundation for development of this scale.**

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
24/01362FULL	Christmas Tree Farm, Hangersley Hill, Hangersley, Ringwood. BH24 3JR	Replacement dwelling; outdoor pool; garage; outbuilding; demolition of existing dwelling (AMENDED PLANS & DOCUMENTS)	Refusal (4)	The Committee make this recommendation due to the application being contrary to RNP Policy R10 zero carbon buildings as a predicted energy statement has not been submitted. Should the applicant submit the relevant documentation and demonstrate compliance with the policy, it would be content to change the recommendation from R(4) to R(2) recommending refusal, but would accept the Planning Officer's decision. There was some concern about the change in location of the replacement dwelling as this took it further away from the retained cottage. In addition, it was unclear if the proposal complied with the 30% rule. If permitted, the Committee required conditions be added to prevent the cottage being used as a separate dwelling (Grannys' Law), that conditions be imposed as outlined in the ecological report and to prevent deliberate removal of trees, so that the screening from neighbouring properties would be retained. Any trees removed are to be replaced with suitable specimens.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/01421FULL	Greenslade Farm, Cowpitts Lane, Poulner Common, Ringwood. BH24 3JX	Replacement dwelling; 1no. outbuilding; pool; demolish existing dwelling and 1no. outbuilding (AMENDED PLANS & ADDITIONAL INFORMATION)	Refusal (4)	The Committee make this recommendation due to the application being contrary to RNP Policy R10 zero carbon buildings, as the predicted energy statement has not been submitted. Should the applicant submit the relevant documentation and demonstrate compliance with Policy, it would be content to change the recommendation from R(4) to P(1).
25/00471CONS	Homestead, Burcombe Lane, Hangersley, Ringwood. BH24 3JT	Prune 1 x group of 3 Hawthorn trees (G1 on the plan) Prune 1 x Yew tree (T1 on the plan)	Permission (1)	
25/00473CONS	Blackberry Hill, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Prune 1 x group of 4 English Oak trees (G1 on the plan)	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Applications decided under delegated powers: to be noted on 2nd May 2025

Number	Site Address	Proposal	Decision
CONS/25/0151	30 Christchurch Road, Ringwood. BH24 1DN	Leyland Cypress x 1 Fell	3.4.25 P(1) Recommend permission, but would accept the Tree Officer's decision.
24/10245	Land rear of Willow Cottage, Hightown Road, Hightown, Ringwood. BH24 3DY	Erection of x2no. identical detached dwellings; x2no. ev charging spaces	Request from Planning Officer to consider agreeing to her reasons for refusing the application. On 4.4.25 It was agreed under delegated powers for the Planning Officer to proceed ss suggested. <i>Original recommendation made on 5.7.24 R(4) refusal. The Committee felt the amended proposals would still result in overdevelopment of the site and there continues to be a lack of amenity space for plot 2. In addition, there is no flood risk assessment and it is understood that this site is in Flood Zone 3</i>
24/10536	79 Eastfield Lane, Ringwood. BH24 1UN	Erection of 2 properties with access and parking	Request from Planning Officer to consider agreeing to her reasons for refusing the application. On 4.4.25 It was agreed under delegated powers for the Planning Officer to proceed ss suggested. <i>Original recommendation made on 2.8.24 R(4) refusal. The Committee made reference to the previous reasons for refusal of application 22/11193 and indicated that all issues had not been addressed. In addition, the application is contrary to the Ringwood Local Distinctiveness Plan SPD as it would erode the character of the area which is signified as a long row of properties with long gardens, with the gaps between properties also being an important feature.</i>
24/11105	2, Market Place, Ringwood. BH24 1AW	RE-consultation:- Part-demolition, refurbishment, alteration and change of use of No. 2 Market Place to create commercial floorspace (Use Class E) and 11no. residential dwellings (Use Class C3); demolition of car wash building and erection of 1no. residential dwelling; provision of associated landscaping, car and cycle parking spaces and associated works (AMENDED REASON TO ADVERTISE)	10.4.25 P(3) Recommend permission. No change to the comments made 10.1.25 Members welcomed the developer's engagement with the Council from an early stage and throughout the planning process. As a result, the application complies with all relevant Ringwood Neighbourhood Plan (RNP) policies, with the exception of R6 (First Homes). They were appraised of the viability report and understood the financial situation, therefore accepting that no affordable housing or First Homes could be delivered as part of this development. However, they were pleased to see the small housing proposed, which is in line with RNP Policy R5. They were concerned that, if this application fails, the whole development could be at risk and they felt it was more important for the vitality of the town to bring the building back in to use, therefore regenerating and enhancing the Market Place, in line with RNP Policy R3. The Predicted Energy Statement accompanying the application was commended as an excellent example of evidencing compliance with RNP Policy R10. It was noted that the current application proposes uPVC windows on the front elevation, and a condition is requested requiring these windows to be timber framed.

REPORT – PLANNING, TOWN & ENVIRONMENT COMMITTEE – 2 MAY 2025

Review of Bus Shelters

1. INTRODUCTION AND REASON FOR REPORT

- 1.1 Following a presentation from a member of the public requesting improvements to some of the Council's bus shelters, and the subsequent offer from Hampshire County Council for their framework contractor to carry out a survey at no cost, it was agreed in October 2023 to add a review of Council owned bus shelters to the list of current projects for this Committee (P/6212 refers).
- 1.2 Since then, the survey has been undertaken, an Action Plan prepared, details of costings sought, and some minor works have been undertaken. Work has also been carried out to ascertain the number of people waiting at some shelters, and there has been liaison with Hampshire County Council regarding possible funding.

2. CURRENT STATUS

- 2.1 The Action Plan was previously presented to this Committee in December 2024 (P/6375 refers). This has since been updated and is attached as **Appendix A**.
- 2.2 The two shelters in Gorley Road and North Poulner Road were identified in the survey as being in very poor condition, and quotes have been obtained for their replacement. The cost of replacing the Gorley Road shelter with a larger shelter with seating, and associated groundworks, will be in the region of £8,000. It is possible there is asbestos in the lining under the roof tiles of the brick shelter in North Poulner Road. If asbestos is confirmed, the cost to replace this shelter will be in excess of £8,000. The Southampton Road shelter was identified for replacement by New Forest Labour Women's Group following the observational survey of usage, however this is not felt to be a priority at this time.
- 2.3 Four of the shelters are constructed of brick (North Poulner Road, Salisbury Road (both sides of the road) and Mansfield Road) and it is possible there is asbestos in the lining under the roof tiles. The cost of surveying the roofs will be £395. If asbestos is confirmed, any recommended repairs/replacement will need to be considered further.
- 2.4 There are various other recommended works outlined in the Action Plan including the replacement of damaged and missing panels on the shelter in Southampton Road, at a cost of £686.
- 2.5 Works are also required to the taxi shelter in Meeting House Lane, and sponsorship of this is actively being sought.
- 2.6 It should be noted that costs are estimated at this stage, and it may be necessary to obtain further quotations, and to investigate other costs such as HCC permits/licences.

3. FINANCIAL IMPLICATIONS

- 3.1 A minimal amount of £200 is included in this Committee's budget for bus shelters, and a further £100 for built environment furniture. As we are at the beginning of the financial year, it is recommended that these budgets are retained for any incidentals arising during the year.

- 3.2 The current unallocated amount of CIL contributions held by the Council is £22,448. This could be used for the purpose of purchasing and/or making improvements to bus shelters, although it should be noted there are likely to be other calls on this fund.
- 3.3 NFDC also holds CIL funds and the Council could submit a bid when the next funding window opens. It should be noted that submitting a bid requires us to commit all unallocated CIL funds held by this Council.
- 3.4 Hampshire County Council previously advised that funds from the Bus Service Improvement Plan would be made available to town and parish councils to submit bids for improvements to bus shelters. Unfortunately, this is not now the case. However, officers have advised there may still be funds available, although the timescale for this is uncertain.

4. RECOMMENDATION

- 4.1 It is RECOMMENDED:
- i) That the asbestos survey of the roofs of the four brick shelters be carried out, as well as the repairs to the shelter in Southampton Road, at a total cost of £1,081, and that this be funded from CIL funds held by the Town Council.
 - ii) That other work on the action plan continue, including seeking sponsorship for repair of the taxi shelter, but that a decision on whether to proceed with replacement of shelters in Gorley Road and North Poulner Road be deferred until the results of the asbestos survey and the likelihood of obtaining funds from HCC are known.

For further information, please contact:

Jo Hurd, Deputy Town Clerk
01425 484721
Jo.hurd@ringwood.gov.uk

Ringwood Town Council – Bus Shelters – Action Plan

As at 3 April 2025

No	Location / Bus Service	Type	Work/Action Required	Who will action	Update
1	Eastfield Lane Ringo 1 & 2	Cantilever	Secure panels with mastic and replace missing rivets	RTC Grounds Team	
			Full clean and removal of graffiti	RTC Grounds Team to remove graffiti NFLWG to clean	
2	Gorley Road Ringo 1 & 2	Cantilever	Replacement shelter required (larger in size as well-used)	JH to obtain quote for new 3-bay shelter, to include accessible seating.	£6,319 to supply and install 3-bay full end panel shelter with solid roof, solid lower rear panels and 2-bay bench seat with handles. The concrete base will need to be extended at a further cost of £1,648.10. May be additional cost for HCC permit/licence.
			If no funding for replacement in short term, look to clean, paint and possibly replace missing panel with plywood temporarily to keep weather out	RTC Grounds Team / NFLWG	Work carried out by NFLWG and Men's Shed – 02/02/2025
			If replacement possible, look at possibility of cutting back surrounding trees	JH to establish tree ownership with HCC	Trees look to be on HCC highway land.
3	Mansfield Road Morebus C15 (Burgate to Brockenhurst College – term time only)	Brick	Asbestos check required for lining under roof tiles		Quote to survey 4 shelters £395
			Refurbishment to include stain protection of roof timbers/fascias, removal of graffiti, removal of moss from roof	RTC Grounds Team (low priority due to minimal use)	
4	North Poulner Road Ringo 1 & 2	Brick	Investigate possibility of complete replacement?	JH to obtain quote for new 2-bay shelter (demolition of existing will be required)	If replacement agreed, note the fence behind has been erected around the existing shelter so liaison with

					property owner will be required. £5,570.35 to supply and install 2-bay half end panel shelter with solid rear panels. Removal of existing shelter (based on asbestos having been confirmed and removed by others) is an additional £2,574.50.
			Asbestos check required for lining under roof tiles		Quote to survey 4 shelters £395. If asbestos is confirmed, there will be an additional cost to remove.
			Repair / replace broken and missing roof tiles	Roofing contractor?	
			Repair / replace fascia boards	??	
			Remove graffiti	RTC Grounds Team	
			Provide litter bin (litter currently picked up on a regular basis by a member of NFLWG)	Obtain quote for supply and installation if RTC agrees to provide and empty, only if shelter replaced	
5	Salisbury Road (N) X3	Brick	Asbestos check required for lining under roof tiles		Quote to survey 4 shelters £395
			Fix loose roof tiles	??	
			Repair / replace fascia boards and roof timbers	??	
			Request from user for bench on verge adjacent to shelter (similar to existing adjacent to south bound shelter) – this stop is well used by residents heading to Salisbury (usually 5 people waiting on Saturday mornings, for example)	Obtain quote for new bench, as an alternative to seat inside shelter.	HCC agreed to install concrete base. RTC has a bench the same as the one beside the shelter on the other side of the road, and will install on concrete base.
			Provide litter bin	Obtain quote for supply and installation if RTC agrees to provide and empty	Low priority – monitor and reconsider if necessary.

6	Salisbury Road (S) X3	Brick	Asbestos check required for lining under roof tiles		Quote to survey 4 shelters £395
			Repair / replace fascia boards and roof timbers	RTC Grounds Team?	
			Provide litter bin	Obtain quote for supply and installation if RTC agrees to provide and empty	Low priority – monitor and reconsider if necessary.
7	Southampton Road 125, Ringo 1 & 2	Cantilever	Replace damaged / missing panels	Obtain quote from supplier	£686 to supply and fit 6 panels, extrusion and gaskets
			Request from NFLWG for replacement 3-bay shelter with accessible seating.	Obtain quote for replacement shelter.	£6,099 to supply and install 3-bay full end panel shelter with solid roof and 2-bay bench seat with arms. No ground works have been allowed for, but base may well need extending at additional cost, plus possible cost for HCC permit/licence. Not considered to be a priority.
			Full clean	RTC Grounds Team / NFLWG	
			Cut back overhanging branches	RTC Grounds Team	
			Timetable shows Ringo and 125 services but sign on pole does not show 125 or college services. Gardbus 132 shown but no further information.	Speak to HCC/Morebus re. updating signage/timetable.	
			Provide litter bin	Obtain quote for supply and installation if RTC agrees to provide and empty	Low priority – monitor and reconsider if necessary.
8	Meeting House Lane Taxi Shelter	Cantilever	Replace damaged panels	JH to obtain quote from supplier	£562 to supply and fit 4 panels, extrusion and gaskets. Proposal to be prepared for Iceland to consider sponsorship.
			Treat and paint seat	RTC Grounds Team	
			Remove sponsorship sign	RTC Grounds Team	

			Remove graffiti	RTC Grounds Team	
			Full clean	RTC Grounds Team / NFLWG	

RTC – Ringwood Town Council

NFLWG – New Forest Labour Women's Group

JH – Jo Hurd

Current Projects Update



No.	Name	Status	Recent developments	Description and notes	Lead Officer/Member	Financing
Full Council						
No live projects						
Planning Town & Environment Committee						
PTE3	Crow Stream Maintenance	Annual recurrent	Spraying of stream banks undertaken 19/06/24, annual flail was carried out in August and stream clearance by volunteers on 3 October. Working with various agencies and local landowners on developing wider project on holding back flood water and increasing outflow.	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve. £960 spent in 2024/25.
PTE6	Shared Space Concept - Thriving Market Place	In progress	Working with NFDC and HCC to move the project forward. Consultation with stakeholders to be arranged, prior to wider public consultation.	Concept for town centre shared space identified through work on the Neighbourhood Plan. Working in partnership with NFDC and HCC.	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC). NFDC Cabinet agreed on 02/10/2024 to allocate a share of £4.5 million CIL funds to the scheme.
	Greening Ringwood	In progress	Official launch of Phase 2 held on 20/04/2024 in Gateway Square. Update on activities presented to Committee in September 2024.	Greening Campaign Phase 2 to run from Sept 2023 to July 2024, focussing on making space for nature; energy efficient greener homes; climate impacts on health and wellbeing; waste prevention; and cycle of the seed.		£50 signing up fee funded from General Reserve.
	Bus Shelters	In progress	Action Plan prepared. Awaiting response from HCC about possible funding before proceeding further. Action to install new bench beside shelter in Salisbury Road (A338 northbound) being progressed.	Review of Council owned bus shelters.		No agreed budget
Projects being delivered by others which are monitored by the Deputy Clerk and reported to this committee:						
	Crow Lane Footpath	In progress	Developers' contributions paid to HCC to implement. Additional funds required to progress and approved by NFDC Cabinet on 02/11/2022. HCC working on design, with expected delivery in summer 2025.	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	Hampshire CC	Developers contributions
	Memorial Bench for Michael Lingam-Willgoss	In progress	Consent to install bench has been granted by HCC. Legal fees covered by County Cllr Thierry. Date for installation yet to be agreed.	Provision of memorial bench in Market Place in memory of Michael Lingam-Willgoss.	Ringwood Carnival / Ringwood Rotary	No financial implications.
Policy & Finance Committee						
PF5	Poulner Lakes Lease	On hold		Negotiating a lease from Ringwood & District Anglers' Association of the part of the site not owned by the Council	Town Clerk	Some provision for legal advice or assistance may be needed eventually.
PF11	92 Southampton Road	In progress (commenced March 2023)	Vacant possession has been recovered. The planned re-furbishment prior to re-letting was delayed by a damaging break-in but is nearing completion.	Reviewing the letting of this council-owned house	Town Clerk	The refurbishment will be funded from the buildings reserve.
Recreation, Leisure & Open Spaces Committee						
RLOS4	Grounds department sheds replacement	In progress (Commenced design work in April 2021.)	The planning application has been submitted and registered.	A feasibility study into replacing the grounds maintenance team's temporary, dispersed & sub-standard workshop, garaging and storage facilities. Combined with a possible new car park for use by hirers of and visitors to the club-house.	Town Clerk	Revised capital budget of £4,000 (originally £10,000 until virement to RLOS19)
RLOS5	Cemetery development	Cancelled January 2024	The proposed columbarium/memorial wall was scrapped following the cemetery base budget review. A panel has been appointed to consider alternative developments when officer time is available.	Planning best use of remaining space, provision for cremated remains, etc.	Town Clerk	Capital costs will be met from a combination of earmarked reserves.
RLOS10	Waste bin replacement programme	In progress (Commenced April 2020)	Future needs are being assessed.	Three-year programme to replace worn-out litter and dog-waste bins	Grounds Manager	Budget of £2,000 a year.

RLOS14	Poulner Lakes waste licence	In progress	The permit surrender application and associated report and forms has been submitted to Environment Agency.	Arranging to surrender our redundant waste licence to avoid annual renewal fees	Town Clerk	One-off costs of about £8,000 will save the council annual recurring charges of about £1,000 each. Yet to be settled
RLOS21	Poulner Lakes track maintenance	In progress (under discussion since Jan. 2021)	NFDC has developed a concept design of an improved access on the basis that RTC will fund essential maintenance/improvements to the vehicular access element and NFDC will fund the rest. Solicitors are preparing the documents required to resolve the boundary discrepancies.	Devising a sustainable regime for maintaining the access tracks at Poulner Lakes to a more acceptable standard.	Town Clerk	
RLOS23	North Poulner Play Area skate ramp request	In progress (commenced Mar. 2023)	The 'half-pipe' ramp is due to be installed early May, with an official opening planned for 29 May.	A local resident requested provision of a 'quarter-pipe ramp' at this site and has been fund-raising for it	Deputy Town Clerk	Total cost of project £16,290 to be funded by various donations (£7,665), an NFDC Community Grant of £5,915 and the remaining £2,710 from CIL funds held by RTC (F/6343 P&F 18/9/24). Staff time only
RLOS25	Open Spaces Management Review	Commenced September 2024	The task and finish group has agreed a list of sites and considered practical information about these. Preparation of reports for each site is now in the final stages.	A strategic priority project to review the council's management of all its public open and green spaces	Town Clerk	
RLOS26	Carvers Development Phase 1	Commenced Sept. 2024	A contract for the main elements has been awarded and signed following a public tender. The funding agreement with Veolia Environmental Trust has also been signed and consent to start granted. An order has been placed and the work is expected to be done before the start of the schools' summer holiday.	Replacing the tennis courts with a multi-use games area, creating a timber log walk with benches and boulders and pollinator planting.	Town Clerk	£73,000 for the main elements. Supported by a £68,072 grant (90% from Veolia Environmental Trust and 10% from RTC's CIL reserve)
RLOS27	Carvers Clubhouse Solar Panels	Commenced Nov. 2024	Installation has been completed.	Installing photo-voltaic panels on the Clubhouse roof to achieve a long-term saving in energy costs.	Town Clerk	£18,322.50. £15,000 grant from HCC Parishes Fund. £3,322.50 from RTC reserves.
RLOS28	Skate Park Picnic Tables	Completed in April 2025.	Benches now received and installed.	Replacing the two large picnic tables beside the skate park at Carvers which are beyond further repair	TBA	Est. £3,000. £750 grant received from Carnival Club. Balance TBA

Staffing Committee

None



Proposed/Emerging Projects Update

No.	Name	Description	Lead	Recent developments	<div>Progress / Status</div> <div>Stage reached</div>	Estimated cost	Funding sources	
Full Council								
	None							
Planning Town & Environment Committee								
	Roundabout under A31	Planting and other environmental enhancements		Area being used by National Highways for storage of materials during works to widen the A31.	Floated as possible future project			
	Lynes Lane re-paving	Ringwood Society proposal			Floated as possible future project			
	Rear of Southampton Road	Proposal by Ringwood Society to improve appearance from The Furlong Car Park and approaches			Floated as possible future project			
	Dewey's Lane wall	Repair of historic wall		Re-build/repair options and costs are being investigated	Shelved as a TC project			
	Signage Review	Review of signs requiring attention - e.g. Castleman Trailway, Pocket Park, Gateway Square	Cllr Day		Floated as possible future project			
	Crow ditch	Investigate works required to improve capacity and flow of ditch alongside Crow Lane, between Hightown Road and Moortown Lane					Developers contributions	
Policy & Finance Committee								
	Paperless office	Increasing efficiency of office space use	Cllr. Heron	Discussions with Town Clerk and Finance Manager				
Recreation, Leisure & Open Spaces Committee								
	None	(Current projects expected to absorb available resources for several years)						
Staffing Committee								
	None							

Closed Projects Report

No.	Name	Description	Outcome	Notes
Full Council				
FC1	Long Lane Football Facilities Development	A joint venture with Ringwood Town Football Club and AFC Bournemouth Community Sports Trust to improve the football facilities for shared use by them and the community.	New builds completed in September 2024	
FC2	Strategic Plan	Exploring ideas for medium term planning. Aim to have complete for start of budget-planning in Autumn 2022.	Completed in October 2022	
Planning, Town & Environment Committee				
PTE4	Pedestrian Crossings - Christchurch Road	Informal pedestrian crossings to the north and south of roundabout at junction of Christchurch Road with Wellworthy Way (Lidl)	Completed by HCC	
	Cycleway signage and improvements	New signage and minor improvements to cycleway between Forest Gate Business Park and Hightown Road	Completed by HCC	
	Carvers footpath/cycle-way improvement	Creation of shared use path across Carvers between Southampton Road and Mansfield Road	Completed by HCC	
	Replacement Tree - Market Place	New Field Maple tree to replace tree stump in Market Place.	Completed in January 2022 by HCC	
	Climate Emergency	Funds used to support Greening Campaign, community litter-pick and Flood Action Plan leaflets.	Completed March 2023	
	A31 widening scheme	Widening of A31 westbound carriageway between Ringwood and Verwood off slip to improve traffic flow; associated town centre improvements utilising HE Designated Funds	Scheme completed by National Highways and road re-opened in November 2022.	
	SWW Water Main Diversion (associated with A31 widening scheme)	Diversion of water main that runs along the A31 westbound carriageway. Diversion route included land in RTC's ownership at The Bickerley.	Scheme completed by SWW in 2022.	
	Surfacing of Castleman Trailway	Dedication and surfacing of bridleway between old railway bridge eastwards to join existing surfacing.	Surfacing works completed by HCC early April 2022.	
	Bus Shelter Agreement	Request by ClearChannel in Nov. 2020 for RTC to licence the bus shelters in Meeting House Lane and the advertising on them. Despite various communications, we have had no contact for over a year and therefore regard the original request to be defunct.	Request not followed up by ClearChannel, therefore defunct and removed from project list October 2023.	
	Human Sundial	Work to refurbish human sundial and install surrounding benches complete. Time capsule cover stone replaced on 21/07/2023. Interpretation board with details of sundial, Jubilee Lamp etc. to be considered as part of Thriving Market Place project.	Completed.	
PTE2	Neighbourhood Plan	The Ringwood Neighbourhood Plan was adopted (made) by NFDC and NFNPA in July 2024 (83% of residents voted "yes" in the Referendum on 04/07/2024) and is now part of the Development Plan for both authorities and must be taken into consideration in the determination of planning applications.	Completed, but will be monitored and reviewed.	
PTE1	Railway Corner	Ringwood Society project to improve and promote historical significance of triangle of land at junction of Hightown Road and Castleman Way.	Completed 2024.	
Policy & Finance Committee				
PF1	New Council website	Arranging a new website that is more responsive, directly editable by Council staff and compliant with accessibility regulations.	Completed	
PF2	Greenways planning permission	Consideration of applying to renew planning permission for bungalow in garden previously obtained	Decided not to renew	
PF3	Detached youth outreach work	To provide youth workers for trial of detached outreach work	Transferred to Recreation Leisure & Open Spaces Committee (see RLOS20)	
PF4	Review of governance documents	A major overhaul of standing orders, financial regulations, committee terms of reference, delegated powers, etc. Routine periodic reviews will follow completion of this work.	Completed in July 2022	All governance documents will now receive routine annual reviews.
PF6	Health & Safety Management Support Re-procurement	Re-procuring specialist advice and support for discharge of health and safety duties	Completed in February 2023	
PF7	Financial Procedures Manual	Preparation of a new manual for budget managers and other staff detailing financial roles, responsibilities and procedures	Completed in September 2022	Will be updated by Finance Manager as necessary
PF8	Bickerley Legal Title	An application to remove land from the Council's title was made	Completed in October 2023	Application successfully resisted

PF9	Greenways office leases	The tenant of the first floor suite gave notice and left. The building was re-let as a whole to the tenant of the ground floor suite.	Completed in November 2022
PF10	Councillors' Email Accounts	Providing councillors with official email accounts (and devices, if required) to facilitate compliance with data protection laws.	Completed in August 2023
PF12	Base budget review	A review by members and officers of the council's base (revenue) budget, probably focused on a few types of expenditure or areas of activity, to identify possible options for change and/or savings.	Completed in January 2025

Recreation, Leisure & Open Spaces Committee

RLOS1	War Memorial Repair	Repair by conservation specialists with Listed Building Consent with a re-dedication ceremony after.	Completed in 2021-22	
RLOS2	Bickerley Tracks Repair	Enhanced repair of tracks to address erosion and potholes (resurfacing is ruled out by town green status) and measures to control parking.	Fresh gravel laid in 2021-22.	No structural change is feasible at present.
RLOS3	Public open spaces security	Review of public open spaces managed by the Council and implementation of measures to protect the highest priority sites from unauthorised encampments and incursions by vehicles	Completed in 2021-22	
RLOS6	Community Allotment	Special arrangement needed for community growing area at Southampton Road	Ongoing processes adapted	Agreed to adopt as informal joint venture with the tenants' association
RLOS7	Bowling Club lease	Renewal of lease that expired in April 2023.	Completed in July 2023	New lease granted for 14 years.
RLOS8	Ringwood Youth Club	Dissolution of redundant Charitable Incorporated Organisation	Completed in July 2023	Charity removed from Register of Charities
RLOS9	Aerator Repair	Major overhaul to extend life of this much-used attachment	Completed in 2021-22	
RLOS11	Ash Grove fence repair	Replacing the worn-out fence around the play area	Completed in 2021-22	
RLOS12	Van replacement	Replacing the grounds department diesel van with an electric vehicle	Suspended in 2023	Van will be replaced in accordance with Vehicle & Machinery replacement plan
RLOS13	Bickerley compensation claim	Statutory compensation claim for access and damage caused by drainage works	Completed March 2022	Settlement achieved with professional advice
RLOS15	Acorn bench at Friday's Cross	Arranging the re-painting of this bespoke art-work	Completed in 2021-22	Labour kindly supplied by Men's Shed
RLOS16	Town Safe	Possible re-paint of this important survival, part of a listed structure	Suspended indefinitely in September 2022	Complexity and cost judged disproportionate to benefit
RLOS17	Crow Arch Lane Allotments Site	The transfer to this Council (pursuant to a s.106 agreement) of a site for new allotments off Crow Arch Lane	Completed in November 2023	
RLOS18	Cemetery Records Upgrade	Creation of interactive digital cemetery map and scanning of cemetery registers as first stage in digitizing all cemetery records to facilitate remote working, greater efficiency and improved public accessibility.	Completed in 2021	Cost £5,467. Further upgrades are needed to digitize the records fully
RLOS19	Carvers Masterplan	Devising a strategic vision and plan for the future of Carvers Recreation Ground pulling together proposals for additional play equipment and other features	Completed in 2024 but subject to implementation and review	Completed within the £6,000 budget.
RLOS20	Detached youth outreach work	Trialling the provision of detached outreach work by specialist youth workers.	Completed in May 2022	
RLOS22	Bickerley parking problem	Unauthorised parking on the tracks crossing the Bickerley is causing damage and obstruction	Closed off in September 2023	Additional signage has been installed. An estimate of £5,510 to move the "dragon's teeth" was judged disproportionate to the problem.
RLOS24	Poulner Lakes circular path	HCC has funded the creation of a circular path for pedestrians and cyclists to improve accessibility and so encourage greater use	Completed in May 2024	RTC is now responsible for maintenance

Staffing Committee

S1	HR support contract renewal	Renewal of contract for the supply to the Council of specialist human resources law and management support	Completed in 2021-22
S2	Finance Staffing Review	Reassessing staffing requirements and capacity for finance functions and re-negotiating staff terms	Completed in 2021-22